018.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	855,000	/	855,000
USE VALUE:	855,000	/	855,000
ASSESSED:	855,000	/	855,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAY MICHELLE ANN & JOHN F JR
Owner 2:	
Owner 3:	
Street 1:	155 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAREY MICHELLE A -
Owner 2:	-
Street 1:	155 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 2195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6682.000	408,300		446,700	855,000
Total Card	0.153	408,300		446,700	855,000
Total Parcel	0.153	408,300		446,700	855,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.56 | /Parcel: 389.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12612
GIS Ref	
GIS Ref	
Insp Date	06/10/13

!1509!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	408,300	0	6,682.	446,700	855,000		Year end	12/23/2021
2021	101	FV	396,600	0	6,682.	446,700	843,300		Year End Roll	12/10/2020
2020	101	FV	396,600	0	6,682.	446,700	843,300	843,300	Year End Roll	12/18/2019
2019	101	FV	288,000	0	6,682.	474,700	762,700	762,700	Year End Roll	1/3/2019
2018	101	FV	288,000	0	6,682.	346,200	634,200	634,200	Year End Roll	12/20/2017
2017	101	FV	288,000	0	6,682.	301,500	589,500	589,500	Year End Roll	1/3/2017
2016	101	FV	288,000	0	6,682.	256,900	544,900	544,900	Year End	1/4/2016
2015	101	FV	276,500	0	6,682.	251,300	527,800	527,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:05:48

LAST REV

Date	Time
12/10/20	12:26:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1509

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAREY MICHELLE	1554-2	1	1/6/2020	Convenience	1	No	No		
GALLERANI MARIO	1263-78		1/16/2003	Family	1	No	No		Norma A. Carey dod 7/20/2004 Michelle Carey n
	888-79		5/1/1977		53,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2016	114	Solar Pa	11,000		2/1/2016			Install 12 solar p
7/1/2013	989	Re-Roof	8,600	C				
1/10/2013	38	Redo Kit	21,000	C				
6/21/1999	375	Manual	1,800					PARTIAL REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/10/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/25/2009	Meas/Inspect	372	PATRIOT
9/29/1999	Meas/Inspect	243	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6682		Sq. Ft.	Site		0	80.	0.84	1			Med. Tr	-10					446,729						446,700	

Total AC/HA:	0.15340	Total SF/SM:	6682	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,729	Spl Credit		Total:	446,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21634293
Const Adj.:	1.00439954
Adj $ / SQ:	171.037
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501627
Depreciation:	93303
Depreciated Total:	408324

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

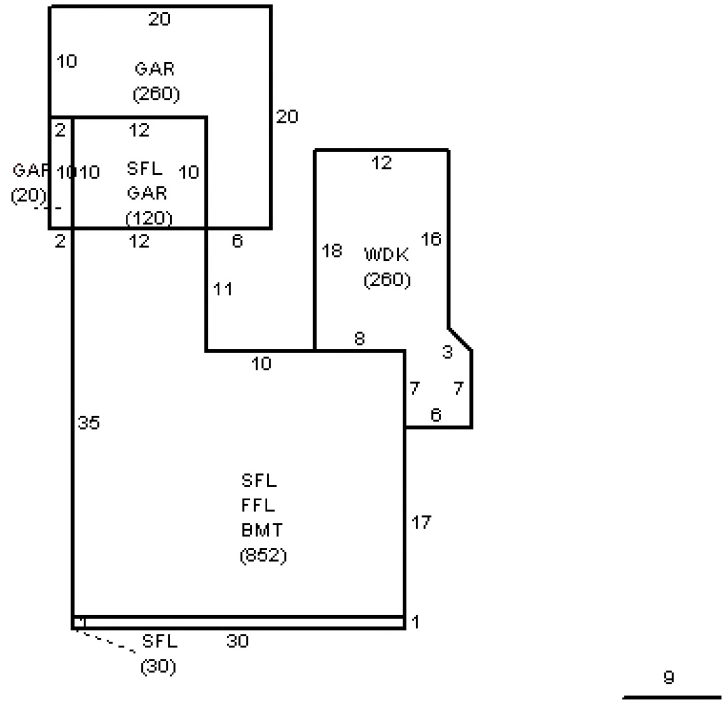
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.14
Special Features:	0	Val/Su Net:	121.30
Final Total:	408300	Val/Su SzAd	220.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,002	171.040	171,379
BMT	Basement	852	57.880	49,313
FFL	First Floor	852	171.040	145,724
GAR	Garage	400	21.340	8,537
WDK	Deck	260	9.890	2,571

Net Sketched Area:	3,366	Total:	377,524
Size Ad	1854	Gross Area	3366	FinArea	2195
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	F	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	